

Downtown Business Parking Minimums

2023 Arlington Town Meeting

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Commercial Parking Minimums

- Minimum amount of parking you must build for a business
- Retail/Service - 1 parking space per 300 ft² of space

Use	Minimum Number of Spaces
Residential Uses	
Single-, two-, or three-family dwelling, or apartment building, except for public housing for the elderly	1 space per dwelling unit
Public housing for the elderly	1 space per 5 units
Assisted living residence	0.4 spaces per dwelling unit
Single-room occupancy building	1 per unit Any bedroom or group of 2 beds in a single room
Group home	2 spaces per 4 residential rooms
Business or Industrial Use	
Auto sales, similar retail and service establishments with extensive display areas that are unusually extensive in relation to customer traffic	1 space per 1,000 sq. ft. of gross floor area For outdoor display areas, 1 space per 1,000 sq. ft. of lot area used for these purposes
Hotel/motel	1 space per sleeping room, plus 1 space per 400 sq. ft. of public meeting area or restaurant space
Other retail or service use	1 space per 300 sq. ft. of gross floor area
Office, business or professional	1 space per 500 sq. ft. of gross floor area
Wholesale business and storage	1 space per 1,000 sq. ft. of gross floor area
Manufacturing, Light	1 space per 1,000 sq. ft. of gross floor area or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater
Office, medical or clinic	4 spaces per physician, dentist, practitioner

Proposal

- Don't require parking for businesses in part of the downtown (B5).
- No Special Permit review (faster business opening)

Why? Requirements Are High

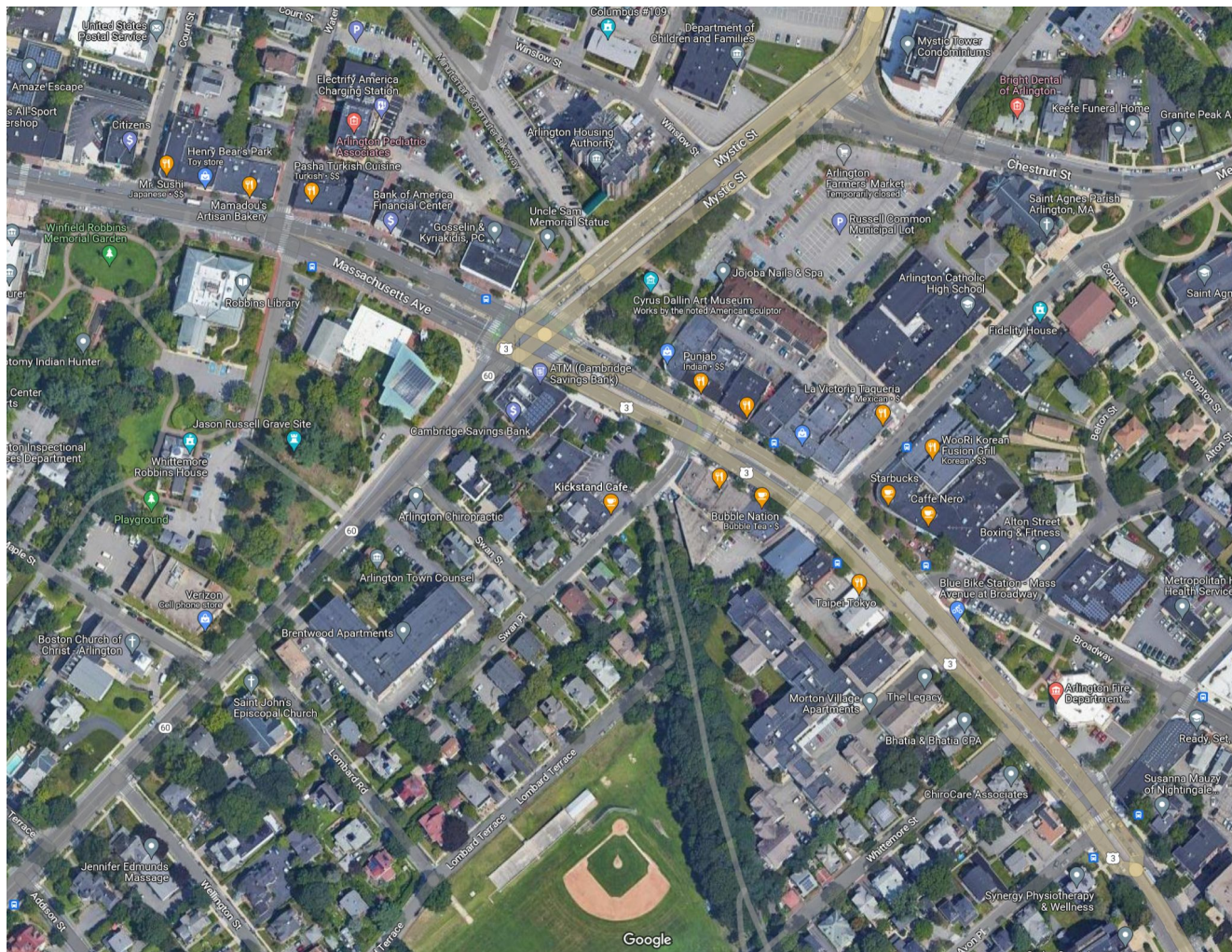
- ~300 ft² per parking space + aisle
- Retail/Service - 1 parking space per 300 ft² of space
 - (Half the space)



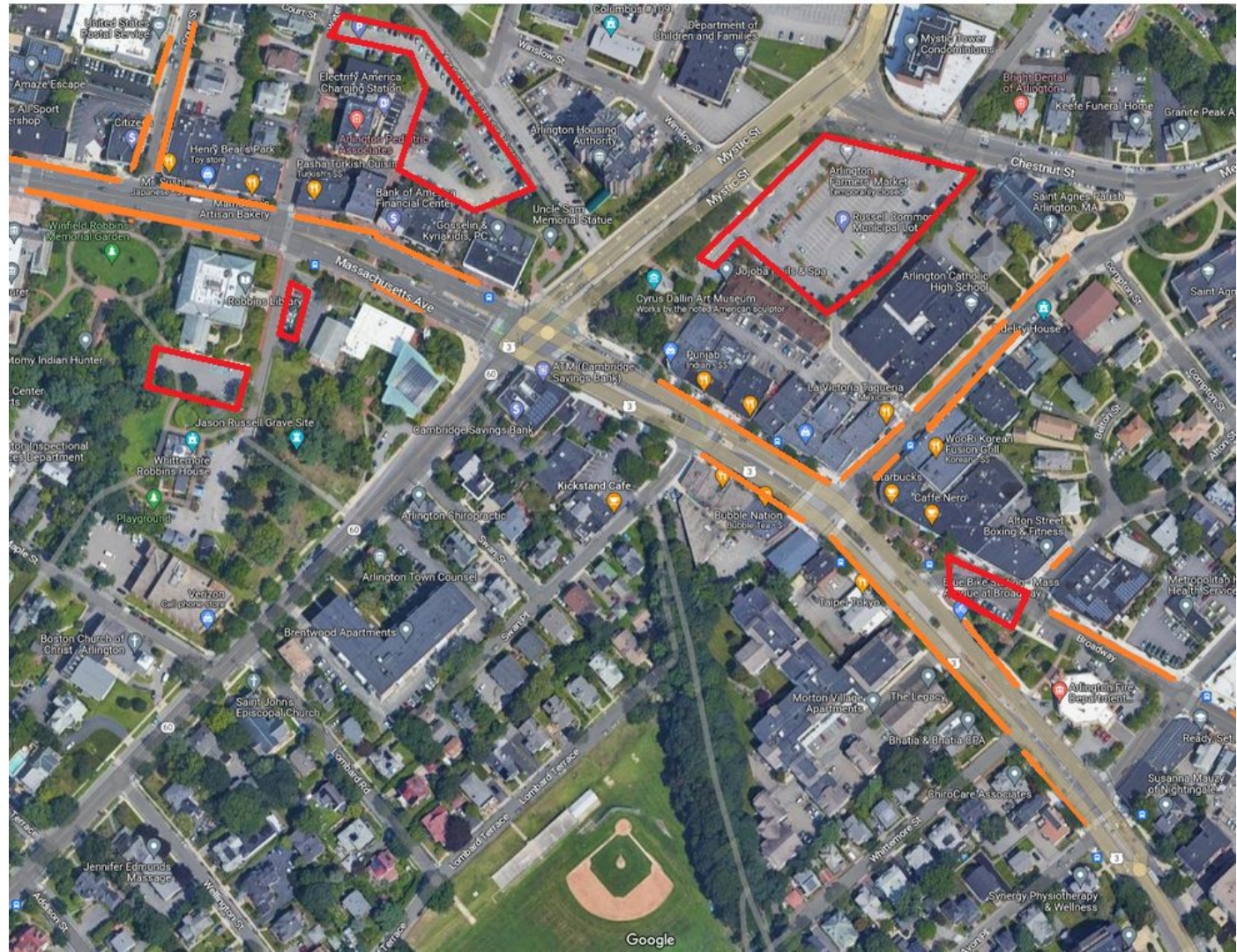
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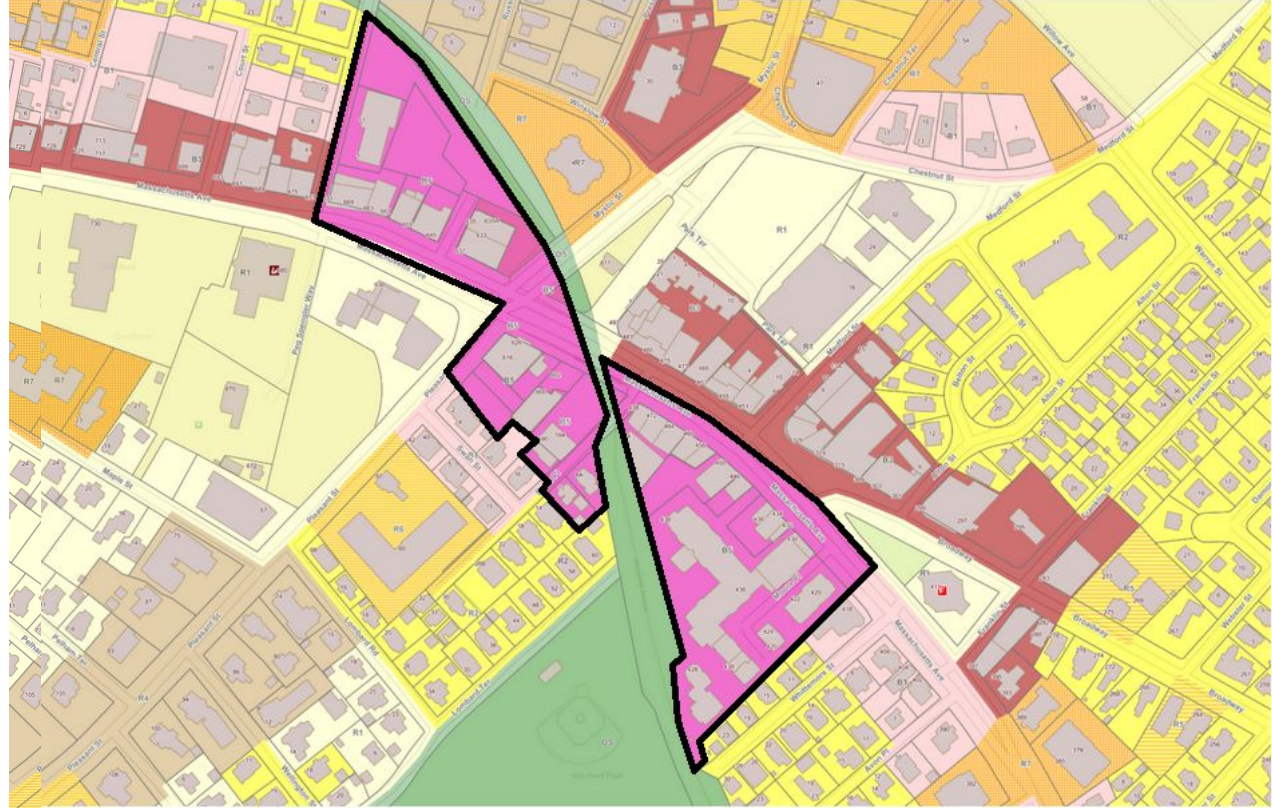






Where?

- The outlined area
- Known as the “B5 District”



Parking Reductions - Today

- B5 Businesses can request parking reductions by Special Permit
- Means:
 - Use nearby public/shared parking
 - Provide a plan to reduce parking demand
- Plans are reviewed by ARB and Town staff

Parking Reductions - As Proposed

- B5 Businesses can request parking reductions ~~by Special Permit~~ by right
- Means:
 - Use nearby public/shared parking
 - ~~Provide a plan to reduce parking demand~~
- Plans are reviewed by ~~ARB and~~ Town staff

Summary

- B5 businesses won't need to provide parking; they'll use public parking
- Main difference is a faster and more predictable review process.
- We need businesses to make Arlington desirable - let's make it easier for them to open.

